



Order Filed on June 15, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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Bank National Association, not individually but solely as
Trustee for Bluewater Investment Trust 2018-1
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IN RE:

Tamara G. Black
aka Tamara G. Paino

Debtors

CASE NO.: 19-22693

CHAPTER: 13

HON. JUDGE.:
John K. Sherwood

HEARING DATE:
June 11, 2020 at 10:00 AM

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

DATED: June 15, 2020

A handwritten signature in black ink, appearing to read "J K Sherwood", is written over a horizontal line.

Honorable John K. Sherwood
United States Bankruptcy Court

Upon the motion of Fay Servicing, LLC as Servicer for U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2018-1, on behalf of its successors and/or assigns (hereinafter collectively “Secured Creditor” and/or “Movant”) under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

[x] Real property commonly known and more fully described as: 171 Dyer Avenue, Emerson, NJ 07630

ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

ORDERED, that the stay afforded by 11 U.S.C. §362(a) be, and is hereby, modified to permit Fay Servicing, LLC as Servicer for U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2018-1, its successors and/or assigns, to pursue its rights under applicable state law with respect to the premises 171 Dyer Avenue, Emerson, NJ 07630; and it is further

ORDERED, that the instant order is binding in the event of a conversion; and it is further

ORDERED, that the Movant is granted reasonable attorney fees in the amount of \$400.00 and costs in the amount of \$181.00; and it is further

ORDERED, that Movant is permitted to offer and provide Debtor(s) with information regarding a potential Forbearance Agreement, short sale, deed in lieu, loan modification, refinance agreement, or other loan workout/loss mitigation agreement, and to enter into such agreement with the Debtor(s) without further order of the Court; and it is further

ORDERED, that the trustee be informed of any surplus monies resulting from the sale of the collateral.

ORDERED, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Tamara G. Black
DebtorCase No. 19-22693-JKS
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 15, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Jun 17, 2020.

db +Tamara G. Black, 171 Dyer Avenue, Emerson, NJ 07630-1205

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 17, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 15, 2020 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 Brian C. Nicholas on behalf of Creditor BlueWater Investment Holdings, LLC
 bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
 Cassandra C. Norgaard on behalf of Debtor Tamara G. Black cnorgaard@norgaardfirm.com,
 sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmimo@norgaardfirm.com
 Denise E. Carlon on behalf of Creditor BlueWater Investment Holdings, LLC
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Jonathan C. Schwalb on behalf of Creditor Fay Servicing, LLC as servicer for BlueWater
 Investment Holdings, LLC bankruptcy@friedmanvartolo.com
 Jonathan C. Schwalb on behalf of Creditor Fay Servicing, LLC bankruptcy@friedmanvartolo.com
 Marie-Ann Greenberg magecf@magtrustee.com
 Phillip Andrew Raymond on behalf of Creditor U.S. Bank National Association
 phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com
 Rebecca Ann Solarz on behalf of Creditor BlueWater Investment Holdings, LLC
 rsolarz@kmlawgroup.com
 Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11